

1 The land referred to is situated in the County of Sonoma, City of Santa Rosa, State
2 of California, and is described as follows:

3 PARCEL 2, as numbered and designated upon Parcel Map No. 69, filed January
4 24, 1973 in Book 186 of Maps, Page 20, Sonoma County Records.
5

6 APN: 148-070-017
7

8 WHO MAY RECORD: Any party who asserts a "real property claim" may record a lis pendens
9 (CCP § 405.20; Park 100 Investment Group II v. Ryan (2009) 180 CA 4th 795, 808, 103 CR3d
10 218, 226
11

12 Dated: May 30, 2024

13 Respectfully submitted

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16 /s/ RONALD CUPP
17 Plaintiff Pro Se
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The undersigned declares as follows:

On May 30, 2024, I served the following document (s) described as:

I served the documents on the persons below, as follows:

Date: May 30, 2024, at Santa Rosa, California.

Page 3

Ronald Cupp
150 Raley Town Center Ste 2512
Rohnert Park, California [94928]
Emergency Cell: (707) 318-9929
ronc2009@gmail.com

**UNITED STATES DISTRICT COURT
NORTHERN DISTRICT OF CALIFORNIA**

Ronald Cupp,

Plaintiff,

vs.

BASIL PLASTIRAS, individually
MICHAEL TERRIZZI, individually
PLASTIRAS & TERRIZZI, APC
PARKWAY PROPERTIES 12 LLC
DOES 1-10

Defendants.

)CASE NO:

)NOTICE OF PENDENCY OF ACTION

(Lis Pendens)

(CCP §405.20)

NOTICE IS HEREBY GIVEN that the above-entitled action concerning and affecting real property as more particularly described in the Complaint filed May 30, 2024, (a real property claim CCP §405.31-Kirkeby v. Super.Ct. (Fascenelli) (2004) 33 C4th 642, 647, 15 CR3d 805, 808) which action was commenced on May 30, 2024, regarding the real property commonly known as 3401 CLEVELAND AVENUE, SANTA ROSA, CALIFORNIA, 95403 as more particularly described as: APN: 148-070-017-000 Legal Description: A11 that certain real property situated in the County of Sonoma, State of California, described as follows:

1 The land referred to is situated in the County of Sonoma, City of Santa Rosa, State
2 of California, and is described as follows:

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4 24, 1973 in Book 186 of Maps, Page 20, Sonoma County Records.
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I am a resident of the County of Sonoma, State of California, and at the time of service I was over 18 years of age and not a party to this action. My business address is: 970 Butler Avenue, Santa Rosa, CA 95407

NOTICE OF PENDENCY OF ACTION-LIS PENDENS

**PARKWAY PROPERTIES 12 LLC
C/O BASIL PLASTIRAS, ATTORNEY AS AGENT FOR SERVICE
24 PROFESSIONAL CENTER PARKWAY #150
SAN RAFAEL, CA 94903
Certified Mail 9589 0710 5270 1519 0569 67**

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.


ELIAS STAVRINIDES

Ronald Cupp
150 Raley Town Center Ste 2512
Rohnert Park, California [94928]
Emergency Cell: (707) 318-9929
ronc2009@gmail.com

**UNITED STATES DISTRICT COURT
NORTHERN DISTRICT OF CALIFORNIA**

Ronald Cupp,

Plaintiff,

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**BASIL PLASTIRAS, individually
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PARKWAY PROPERTIES 12 LLC
DOES 1-10**

Defendants.

CASE NO:

COMPLAINT FOR DAMAGES

[PROPOSED] ORDER GRANTING FILING

ULIS PENDENS (CCP §405.20)

TO ALL PARTIES OF RECORD: For good cause being shown and upon review it appears that proper to form, The Notice of Pendency of Action contained herein is :

APPROVED **NOT APPROVED**

DATE:

Honorable Judge of the US DISTRICT COURT

Ronald Cupp
150 Raley Town Center Ste 2512
Rohnert Park, California [94928]
Emergency Cell: (707) 318-9929
ronc2009@gmail.com

**UNITED STATES DISTRICT COURT
NORTHERN DISTRICT OF CALIFORNIA**

Ronald Cupp,

Plaintiff,

VS.

**BASIL PLASTIRAS, individually
MICHAEL TERRIZZI, individually
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